Lead-Based Paint Survey Report

For

City of Colorado Springs
Housing Development Division
30 S Nevada Ave, Suite 604
Colorado Springs, CO 80903

Patricia Smith
1713 W Platte Avenue
Colorado Springs, CO 80904

719-685-0956

For the Dwelling Located at:
1713 W Platte Avenue
Colorado Springs, CO 80904

Performed By

John C. Burnside
Certified Lead-Based Paint Inspector/Risk Assessor
Colorado Certification 11876

Burnside Enterprises, LLC
4030 Zurich Drive
Colorado Springs, CO 80920
(719)-596-4656

Colorado Firm License LEF #11738

July 19, 2016

Survey Background Information

Burnside Enterprises, LLC has completed a limited lead-based paint survey at 1713 W Platte Avenue, Colorado Springs, CO 80904, which was performed on July 19, 2016. The dwelling interior consists of plaster with the exterior consisting of wood siding with wood trim. Wood windows were present throughout the house. The structure is approximately 940 square feet and built in 1951. The areas surveyed for lead-based paint included the interior window areas, interior doors to the exterior, and the entire exterior surfaces of the home and detached garage. No other areas were surveyed.

The standard for lead-based paint, as per HUD/EPA and the State of Colorado standard for XRF measurement of ≥ 1.0 mg/cm^2 as being classified as positive for lead-based paint was followed. All requirements for the NITON XRF contained in the Performance Characteristics Sheet for the NITON XLp-300 were followed.

The painted surfaces in the rooms are identified as components, which can generally be defined as architectural features of the building. Components consist of walls, ceilings, floors, doors, door jambs, window sashes, window sills, stair treads, etc. These are the visible parts of the building. Painted and/or stained components are tested. Each component may be represented many times in a single room. For example, there are generally baseboards on all walls in a room. It is not necessary to test each of these baseboards in the room as long as they appear to have the same paint history. Components covered with vinyl and/or metal siding are not inspected (as these surfaces below these components are not visible or accessible for this survey. This does leave the possibility that lead-based painted components could be located beneath these coverings). The A side would refer to the address side wall of the dwelling with the B, C, and D designations referring to the remaining walls and/or components in a clockwise rotation.

Testing was performed using a NITON XLp-300 X-Ray Fluorescence Spectrometer (XRF), serial number 94979.

Executive Summary

A limited survey for lead-based paint was performed at 1713 W Platte Avenue, Colorado Springs, CO 80904, on July 19, 2016 by John Burnside of Burnside Enterprises, LLC (Colorado Certification 11738), 4030 Zurich Drive, Colorado Springs, CO 80920. Testing was performed using a NITON XLp-300 X-Ray Fluorescence Spectrometer (XRF), serial number 94979. The survey indicated that based upon the current HUD guideline levels, **the following components in the surveyed area were found to contain lead-based paint above or equal to 1.0 mg/cm²:**

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
7	Exterior	A	Porch	Upr Trim	Wood	White	Intact	Positive	2.4	mg/cm2
9	Exterior	A	Porch	Column	Wood	White	Fair	Positive	2.6	mg/cm2
34	Exterior	D	Wall	Soffit	Wood	White	Intact	Positive	1.2	mg/cm2
20	Exterior	B	Window	Sill	Wood	White	Poor	Positive	1.8	mg/cm2
21	Exterior	B	Window	Sash	Wood	White	Fair	Positive	1.5	mg/cm2
27	Exterior	C	Window	Sash	Wood	White	Intact	Positive	1.5	mg/cm2
38	Exterior	D	Window	Sill	Wood	White	Poor	Positive	3.3	mg/cm2
39	Exterior	D	Window	Sash	Wood	White	Fair	Positive	1.6	mg/cm2
44	Garage Ext	A	Ovhd Door	Casing	Wood	White	Fair	Positive	1.6	mg/cm2
45	Garage Ext	A	Ovhd Door	Jamb	Wood	White	Intact	Positive	1.7	mg/cm2
46	Garage Ext	A	Ovhd Door		Wood	White	Fair	Positive	1.7	mg/cm2
41	Garage Ext	A	Wall	Knee Brace	Wood	White	Intact	Positive	1.5	mg/cm2
47	Garage Ext	B	Wall	Rafter Tail	Wood	White	Fair	Positive	1.9	mg/cm2
83	Rm. 04	B	Window	Sash	Wood	White	Intact	Positive	1.1	mg/cm2

Additionally, the exterior sides A painted wood window sashes could not be inspected due to inoperable window sashes and inaccessibility. Therefore, the exterior sides A painted wood window sashes must be considered positive for containing lead-based paint for the basis of this report.

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U. S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

This report is submitted by Burnside Enterprises, LLC and includes a visual survey and X-Ray Fluorescence (XRF) analysis of the readily accessible painted and stained components in the surveyed area. The intent of this report is to identify if lead-based paint is present in the surveyed area, and if so, what components are affected. The presence or absence of lead-based paint or lead-based paint hazards applies only to the tested or assessed surfaces on the date of the field visit and it should be understood that conditions noted within this report were accurate at the time of the inspection and in no way reflect the conditions at the property after the date of the inspection.

Burnside Enterprises, LLC, makes no warranty, guarantee, or representation, expressed or implied, with respect to the effectiveness of any construction methods or activities regarding the containment and/or removal of lead-based paint. Our liability (Burnside Enterprises, LLC) is limited to the component surfaces that we are authorized to test using equipment, methods and procedures as set forth in the current acceptable industry guidelines, Housing and Urban Development (HUD) Guidelines Chapter 7 (revised 2012) and Colorado regulation No. 19. Burnside Enterprises, LLC assumes no responsibility for any injury to individuals or property, or for any financial loss, sustained as a result of the incorrect use or application of this report.

This report must be considered solely as a resource document representing a consensus of opinion. It is intended that this document serve as a guideline for owners or others in development of plans and activities that may be required in dealing with lead-based paint surfaces that may exist on the property. It is not the purpose or burden of this document to provide all embracing answers to every problem of lead paint. Users bear all risks associated with reliance on these results and shall have the sole responsibility to evaluate the information contained herein and to form their own independent judgments on the use of this information as may be appropriate to specific circumstances or actions.

The report also does not include evaluation of water, materials not visible (behind wall, ceiling, or floor surfaces), or adjacent property for the presence of lead hazards. Any other environmental hazards that may be found at this property are outside the scope of this report.

The paint survey report is for the exclusive private use of Colorado Springs Housing Development and Patricia Smith and the professional services of Burnside Enterprises, LLC and undertaken for and performed in the interest of Colorado Springs Housing Development and Patricia Smith. No contractual obligation is assumed for the benefit of any other person or company involved with this dwelling. Use of or reliance upon the report by other parties or for other transactions is strictly prohibited unless required by law (i.e. tenant disclosure, real estate transaction).

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U. S. Environmental Protection Agency and include standard warning language in their

leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

The information that follows in this report are the testing results and inspector certification that comprise the basis of this report.

Date: July 19, 2016

John Burnside
Burnside Enterprises, LLC - CO Inspector/Risk Assessor No. 11876

Information Page

Colorado Certified Firm	
Name:	Burnside Enterprises, LLC
Address:	4030 Zurich Drive, Colorado Springs, CO 80920
Phone:	(719) 596-4656
Firm Certificate #	11738

Colorado Certified Lead Inspector/Risk Assessor	
Name:	John Burnside
Address:	4030 Zurich Drive, Colorado Springs, CO 80920
Phone:	(719) 596-4656
Certificate #	11876

XRF Data	
XRF Manufacturer	NITON Corporation
XRF Model number	XLp-300A
XRF Serial number	94979
Locations Tested	See any included XRF data results
QA/QC Procedures	HUD and the manufacturer's recommended calibration checks were performed

NLLAP Lab – For Laboratory Samples	
Name:	EMSL Analytical, Inc.
Address:	2001 East 52nd St, Indianapolis, IN 46205
Phone:	317-803-2997
Accreditation #	157245
Dust & Soil Method:	EPA SW846,7420 – implementing a microwave-assisted digestion process

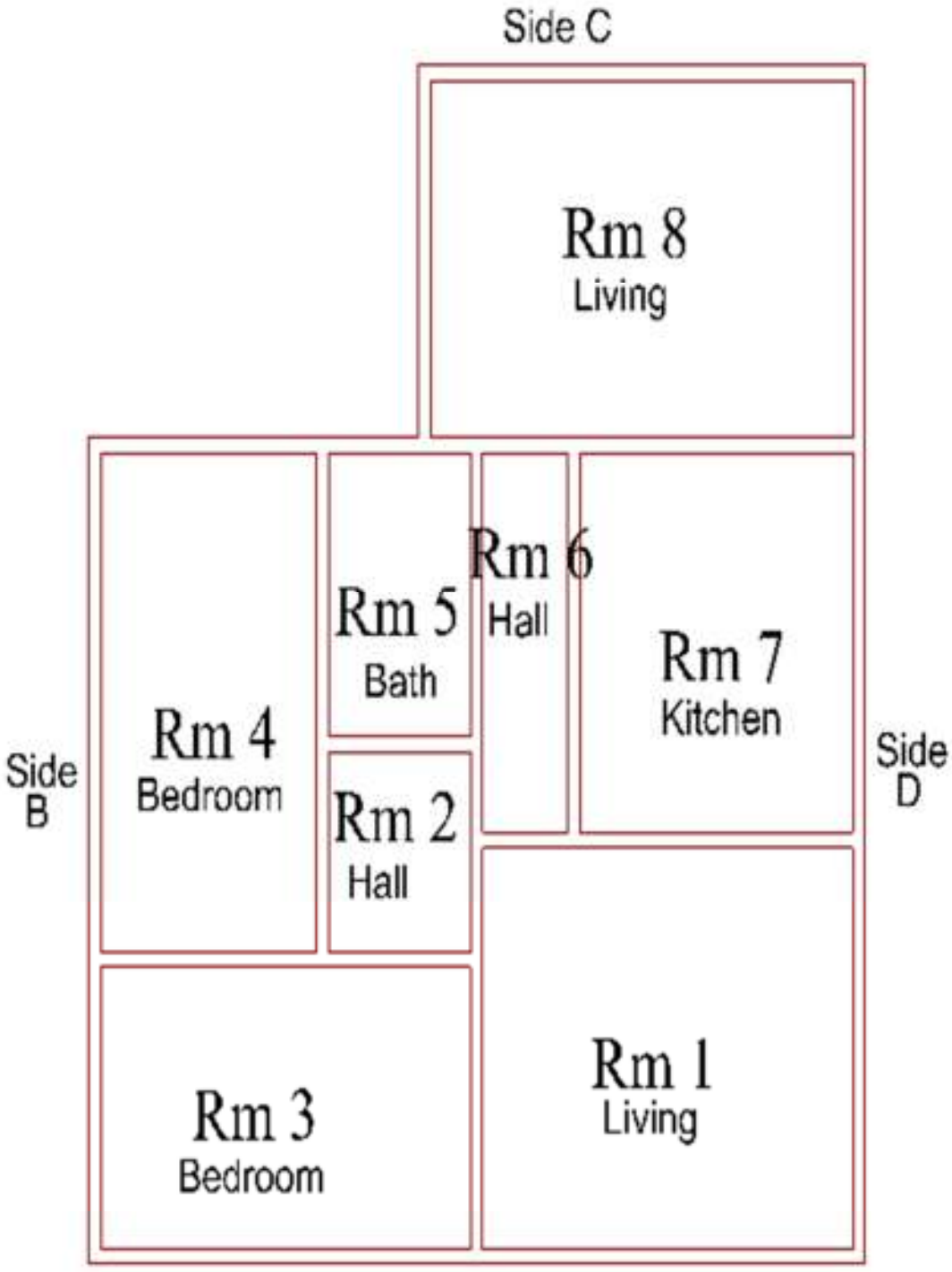
XRF READINGS

Note: Under the heading “Side” listed in the following data table, the listing “A” would refer to the address side wall of the dwelling with the B, C, and D designations referring to the remaining walls in a clockwise rotation.

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
1	Calibrate							Positive	1.1	mg/cm2
2	Calibrate							Positive	1.1	mg/cm2
3	Calibrate							Positive	1.1	mg/cm2
4	Exterior	A	Wall	Fascia	Wood	White	Fair	Negative	0	mg/cm2
5	Exterior	A	Wall	Soffit	Wood	White	Intact	Negative	0.5	mg/cm2
6	Exterior	A	Wall		Wood	Green	Intact	Negative	0	mg/cm2
7	Exterior	A	Porch	Upr Trim	Wood	White	Intact	Positive	2.4	mg/cm2
8	Exterior	A	Porch	Ceiling	Wood	Stained	Intact	Negative	0	mg/cm2
9	Exterior	A	Porch	Column	Wood	White	Fair	Positive	2.6	mg/cm2
10	Exterior	A	Door	Casing	Wood	White	Intact	Negative	0	mg/cm2
11	Exterior	A	Door	Jamb	Wood	White	Intact	Negative	0	mg/cm2
12	Exterior	A	Door		Wood	White	Intact	Negative	0	mg/cm2
13	Exterior	A	Window	Sill	Wood	White	Fair	Negative	0	mg/cm2
14	Exterior	A	Window	Casing	Wood	White	Intact	Negative	0	mg/cm2
15	Exterior	A	Wall	Corner Board	Wood	White	Fair	Negative	0	mg/cm2
16	Exterior	B	Wall	Fascia	Wood	White	Intact	Negative	0	mg/cm2
17	Exterior	B	Wall	Soffit	Wood	White	Intact	Negative	0.22	mg/cm2
18	Exterior	B	Wall		Wood	Green	Intact	Negative	0	mg/cm2
19	Exterior	B	Window	Casing	Wood	White	Fair	Negative	0	mg/cm2
20	Exterior	B	Window	Sill	Wood	White	Poor	Positive	1.8	mg/cm2
21	Exterior	B	Window	Sash	Wood	White	Fair	Positive	1.5	mg/cm2
22	Exterior	B	Wall	Corner Board	Wood	White	Intact	Negative	0	mg/cm2
23	Exterior	C	Wall		Wood	Green	Intact	Negative	0	mg/cm2
24	Exterior	C	Wall	Fascia	Wood	White	Intact	Negative	0	mg/cm2
25	Exterior	C	Wall	Soffit	Wood	White	Intact	Negative	0.7	mg/cm2
26	Exterior	C	Window	Casing	Wood	White	Intact	Negative	0	mg/cm2
27	Exterior	C	Window	Sash	Wood	White	Intact	Positive	1.5	mg/cm2
28	Exterior	C	Window	Sill	Wood	White	Intact	Negative	0	mg/cm2
29	Exterior	C	Door	Casing	Wood	White	Fair	Negative	0.01	mg/cm2
30	Exterior	C	Door	Jamb	Wood	Stained	Intact	Negative	0	mg/cm2
31	Exterior	C	Door		Wood	Stained	Intact	Negative	0	mg/cm2
32	Exterior	C	Wall	Corner Board	Wood	White	Intact	Negative	0	mg/cm2
33	Exterior	D	Wall	Fascia	Wood	White	Intact	Negative	0	mg/cm2
34	Exterior	D	Wall	Soffit	Wood	White	Intact	Positive	1.2	mg/cm2
35	Exterior	D	Wall		Wood	Green	Intact	Negative	0	mg/cm2

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
36	Exterior	D	Wall	Corner Board	Wood	White	Intact	Negative	0	mg/cm2
37	Exterior	D	Window	Casing	Wood	White	Fair	Negative	0	mg/cm2
38	Exterior	D	Window	Sill	Wood	White	Poor	Positive	3.3	mg/cm2
39	Exterior	D	Window	Sash	Wood	White	Fair	Positive	1.6	mg/cm2
40	Garage Ext	A	Wall	Soffit	Wood	White	Fair	Negative	0.4	mg/cm2
41	Garage Ext	A	Wall	Knee Brace	Wood	White	Intact	Positive	1.5	mg/cm2
42	Garage Ext	A	Wall		Wood	Green	Intact	Negative	0	mg/cm2
43	Garage Ext	A	Wall	Corner Board	Wood	White	Intact	Negative	0	mg/cm2
44	Garage Ext	A	Ovhd Door	Casing	Wood	White	Fair	Positive	1.6	mg/cm2
45	Garage Ext	A	Ovhd Door	Jamb	Wood	White	Intact	Positive	1.7	mg/cm2
46	Garage Ext	A	Ovhd Door		Wood	White	Fair	Positive	1.7	mg/cm2
47	Garage Ext	B	Wall	Rafter Tail	Wood	White	Fair	Positive	1.9	mg/cm2
48	Garage Ext	B	Wall		Wood	Green	Intact	Negative	0	mg/cm2
49	Garage Ext	B	Window	Casing	Wood	White	Intact	Negative	0	mg/cm2
50	Garage Ext	B	Window	Sash	Wood	White	Fair	Negative	0.21	mg/cm2
51	Garage Ext	C	Wall		Wood	Green	Intact	Negative	0	mg/cm2
52	Garage Ext	C	Wall	Fascia	Wood	White	Fair	Negative	0	mg/cm2
53	Garage Ext	C	Wall	Knee Brace	Wood	White	Fair	Negative	0.4	mg/cm2
54	Garage Ext	C	Wall	Soffit	Wood	White	Fair	Negative	0.6	mg/cm2
55	Garage Ext	C	Window	Casing	Wood	White	Fair	Negative	0	mg/cm2
56	Garage Ext	C	Window	Sash	Wood	White	Fair	Negative	0.24	mg/cm2
57	Garage Ext	D	Window	Casing	Wood	White	Intact	Negative	0	mg/cm2
58	Garage Ext	D	Window	Sash	Wood	White	Intact	Negative	0.4	mg/cm2
59	Garage Ext	D	Wall	Rafter Tail	Wood	White	Intact	Negative	0.06	mg/cm2
60	Garage Ext	D	Wall		Wood	Green	Intact	Negative	0	mg/cm2
61	Garage Ext	D	Door	Casing	Wood	White	Intact	Negative	0	mg/cm2
62	Garage Ext	D	Door	Jamb	Wood	White	Intact	Negative	0.6	mg/cm2
63	Garage Ext	D	Door		Wood	White	Intact	Negative	0.17	mg/cm2
64	Rm. 01	A	Door	Casing	Wood	White	Intact	Negative	0.04	mg/cm2
65	Rm. 01	A	Door		Wood	White	Intact	Negative	0	mg/cm2
66	Rm. 01	A	Window	Casing	Wood	White	Intact	Negative	0.02	mg/cm2
67	Rm. 01	A	Window	Sill	Wood	White	Intact	Negative	0.04	mg/cm2
68	Rm. 01	A	Wall		Plaster	Orange	Intact	Negative	0.01	mg/cm2
69	Rm. 01	D	Window	Casing	Wood	White	Intact	Negative	0.05	mg/cm2
70	Rm. 01	D	Window	Sill	Wood	White	Intact	Negative	0.03	mg/cm2
71	Rm. 01	D	Window	Sash	Wood	White	Intact	Negative	0.4	mg/cm2
72	Rm. 01	D	Wall		Plaster	Orange	Intact	Negative	0.06	mg/cm2
73	Rm. 03	A	Wall		Plaster	Brown	Intact	Negative	0.01	mg/cm2
74	Rm. 03	A	Window	Casing	Wood	White	Intact	Negative	0.02	mg/cm2
75	Rm. 03	A	Window	Sill	Wood	White	Intact	Negative	0.02	mg/cm2
76	Rm. 03	A	Window	Sash	Wood	White	Intact	Negative	0.6	mg/cm2
77	Rm. 03	B	Wall		Plaster	Brown	Intact	Negative	0.05	mg/cm2

No	Room	Side	Structure	Feature	Substrate	Color	Condition	Results	PbC	Units
78	Rm. 03	B	Window	Casing	Wood	White	Intact	Negative	0.12	mg/cm2
79	Rm. 03	B	Window	Sill	Wood	White	Intact	Negative	0.06	mg/cm2
80	Rm. 03	B	Window	Sash	Wood	White	Intact	Negative	0.7	mg/cm2
81	Rm. 04	B	Window	Casing	Wood	White	Intact	Negative	0.05	mg/cm2
82	Rm. 04	B	Window	Sill	Wood	White	Intact	Negative	0.03	mg/cm2
83	Rm. 04	B	Window	Sash	Wood	White	Intact	Positive	1.1	mg/cm2
84	Rm. 04	B	Wall		Plaster	Green	Intact	Negative	0.02	mg/cm2
85	Rm. 04	C	Window	Casing	Wood	White	Intact	Negative	0.07	mg/cm2
86	Rm. 04	C	Window	Sill	Wood	White	Intact	Negative	0.05	mg/cm2
87	Rm. 04	C	Window	Sash	Wood	White	Intact	Negative	0.6	mg/cm2
88	Rm. 04	C	Wall		Plaster	Green	Intact	Negative	0.01	mg/cm2
89	Rm. 05	C	Wall		Plaster	Orange	Intact	Negative	0.01	mg/cm2
90	Rm. 07	D	Window	Casing	Wood	White	Intact	Negative	0.03	mg/cm2
91	Rm. 07	D	Window	Sill	Wood	White	Intact	Negative	0.07	mg/cm2
92	Rm. 07	D	Window	Sash	Wood	White	Intact	Negative	0.02	mg/cm2
93	Rm. 07	D	Wall		Plaster	Orange	Intact	Negative	0.05	mg/cm2
94	Rm. 08	B	Wall		Drywall	Yellow	Intact	Negative	0	mg/cm2
95	Rm. 08	C	Wall		Drywall	Yellow	Intact	Negative	0	mg/cm2
96	Rm. 08	C	Door	Casing	Wood	White	Intact	Negative	0.01	mg/cm2
97	Rm. 08	C	Door		Wood	White	Intact	Negative	0	mg/cm2
98	Rm. 08	D	Wall		Drywall	Yellow	Intact	Negative	0	mg/cm2
99	Calibrate							Positive	1.1	mg/cm2
100	Calibrate							Positive	1.1	mg/cm2
101	Calibrate							Positive	1.1	mg/cm2



1713 W Platte Ave, Colo Spgs

Not To Scale